

MINUTES EXCERPTS
BOARD OF SUPERVISORS
COUNTY OF YORK

Regular Meeting
April 17, 2001

7:00 p.m.

PUBLIC HEARINGS

APPLICATION NO. UP-571-01, BERRANE ENTERPRISES, INC.

Mr. J. Mark Carter, Planning and Zoning Manager/Zoning Administrator, made a presentation on Application No. UP-571-01 to approve a use permit authorizing the establishment of a 30,900-square foot mini-storage warehouse facility behind Rip's convenience store located at 905 Denbigh Boulevard. The Planning Commission considered the application and forwarded it to the Board of Supervisors with a recommendation of approval, and staff recommended approval of the application through the adoption of proposed Resolution R01-64(R).

Mr. Charlie Berrane, the applicant, thanked the staff for all of its help on this project, and gave a special thanks to Tim Cross for preparing a package that was environmentally friendly and attractive.

Chairman Burgett called to order a public hearing on proposed Resolution R01-64(R) which was duly advertised as required by law and is entitled:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO AU-
THORIZE A MINI-STORAGE WAREHOUSE FACILITY AT 905
DENBIGH BOULEVARD

There being no one present who wished to speak concerning the subject application, Chairman Burgett closed the public hearing.

Mr. Ashe questioned condition number twelve that addressed the fencing requirements.

Mr. Carter elaborated that staff's original recommendation would have allowed the use of vinyl-coated fencing. The Planning Commission recommended that the requirement be modified because of the adjacent residential development that would occur, and the applicant agreed.

Mrs. Noll asked about using wrought iron.

Mr. Carter stated it would be a wrought iron, similar-type of fence.

Mr. Ashe asked if the fence was within the buffer.

Mr. Carter stated the buffer would be on the outside of the fence.

Mr. Ashe stated his concerns and explained that at least an 8-10 foot fence was needed for security reasons.

Discussion ensued regarding the fencing.

Mr. Ashe then moved the adoption of proposed Resolution R01-64(R) which reads:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO AU-
THORIZE A MINI-STORAGE WAREHOUSE FACILITY AT 905
DENBIGH BOULEVARD

WHEREAS, Berrane Enterprises, Inc. has submitted Application No. UP 571-01, which requests a special use permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize a 34,900-square foot mini-storage warehouse facility on

a 5.83-acre parcel located at 905 Denbigh Boulevard (Route 173) approximately 917 feet east of the Newport News city line and further identified as Assessor's Parcel No. 28-(1)-A; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends approval of this application; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board of Supervisors has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the 17th day of April, 2001, the Application No. UP-571-01 be, and it is hereby, approved to authorize a 34,900-square foot mini-storage warehouse facility on a 5.83-acre parcel located at 905 Denbigh Boulevard (Route 173) approximately 917 feet east of the Newport News city line and further identified as Assessor's Parcel No. 28-(1)-A, subject to the following conditions:

1. This use permit shall authorize a 34,900-square foot mini-storage warehouse facility on a 5.83-acre parcel located at 905 Denbigh Boulevard (Route 173) approximately 917 feet east of the Newport News city line and further identified as Assessor's Parcel No. 28-(1)-A.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the County prior to the commencement of any construction or land clearing activities on the site. Said site plan shall be in substantial conformance with the sketch plan titled "Development Plan of Colony Pines Self Storage," prepared by Davis & Associates, P.C. and dated January 25, 2001, except as modified herein.
3. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Sections 24.1-483, Standards for all wholesaling and warehouse uses, and 24.1-484, Standards for mini-storage warehouses, of the York County Zoning Ordinance.
4. The development shall be limited to a maximum of 34,900 net square feet of rentable space.
5. The hours of operation of the facility shall be limited to 6:00 a.m. to 9:00 p.m. daily.
6. All buildings facing either Denbigh Boulevard (Route 173) or the PD-zoned property to the rear of the parcel shall have façades of brick, stucco, or similar decorative building materials.
7. A Type 35 (35-foot) transitional buffer shall be provided along the rear of the property.
8. A twenty-foot (20') landscape yard shall be provided along the parcel frontage adjacent to Denbigh Boulevard and shall be landscaped in accordance with the planting ratios set forth in Section 24.1-242(h)(1) of the York County Zoning Ordinance.
9. Access to the site shall be from the existing Rip's convenience store entrances. No additional entrance on Denbigh Boulevard (Route 173) shall be permitted.
10. All warehouse bay doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be located along or in the exterior façade of the mini-storage warehouse development.
11. The parcel, including the existing Rip's convenience store and the mini-storage warehouse facility, shall be limited to one freestanding sign meeting all sign area, height, and location standards set forth in Article VII of the Zoning Ordinance.

12. All fencing on the Denbigh Boulevard side of the project shall be of a masonry, wrought iron, or similar decorative material. Fencing on the three remaining sides of the project may be masonry, wrought-iron, or green or black vinyl-coated chain link. The use of theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
13. Building height shall be no greater than fifteen feet (15'), as measured from the finish grade, except for any gables on the decorative facade, which may be no greater than thirty feet (30'), as measured from the finish grade.
14. Outdoor lighting shall be full cutoff luminaires or a decorative luminaire with full cutoff optics. All lighting shall be directed downward and shall not spill over onto adjacent properties or public rights-of-way. All lighting except low-level security lighting shall be extinguished between the hours of 11:00 PM and dawn. In addition, the applicant shall submit a photometric plan indicating all outdoor lighting on the site. This plan shall be approved by the Planning Division prior to the installation of any lighting on the site.
15. Development of the mini-warehouse project shall be contingent on the provision of an adequate water supply for firefighting, as required by Section 24.1-261(b)(2) of the Zoning Ordinance. Compliance with this requirement for this particular development project shall require one of the following to be accomplished:
 - a) A public water supply adequately sized for required fire flows shall be extended to the project site, and fire hydrants shall be installed on the site at such locations determined by the fire chief to be necessary to provide appropriate fire protection coverage; or
 - b) The developer shall install or guarantee the installation of the on-site components of the public water supply and fire hydrant system described in Subparagraph 15 a) above so as to accommodate future connection to the public water supply required to be extended to the subject site by others under the terms of the Colony Pines of York Planned Development approval (reference Ordinance No. O92-35(R)). The developer shall agree to construct such on-site components and/or connect to the public water supply within 180 days of being notified by the County Administrator that water lines have been extended to the property. The developer's obligation to install and/or connect the on-site fire protection system to the public water supply at such time as it is extended to his property line shall be guaranteed and secured by a letter of credit or cash escrow, for a period not to exceed three (3) years, in an amount determined by the County Administrator. In addition, the developer shall provide an adequate on-site water storage system (tank or pond) or other acceptable arrangement, as determined by the York County Department of Fire and Life Safety, which is capable of supplying fire flow needs on an interim basis until such time as the public water supply connection is made.
16. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recordation of this resolution in the office of the Clerk of the Circuit Court.

On roll call the vote was:

Yea:	(4)	Zaremba, Wiggins, Ashe, Burgett
Nay:	(1)	Noll

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